

## ABSTRACT OF THE DISCLOSURE

The present invention provides a gene delivery system  
5 that combines transductional targeting via binding to angiotensin  
converting enzyme (ACE) expressed on pulmonary endothelial cells  
with transcriptional targeting using the vascular endothelial growth  
factor type 1 receptor (flt-1) promoter. Compared to either approach  
used alone, this combined targeting approach resulted in a dramatic  
10 improvement in the target : non-target transgene expression ratio *in*  
*vivo*, thereby improving the prospects for pulmonary vascular gene  
therapy and establishing a fundamental principal for the use of  
targeting strategies generally.